

**AN ORDINANCE TO AMEND ARTICLE 33, SIGNS, OF THE CITY OF SANDY SPRINGS
ZONING ORDINANCE**

WHEREAS, the Mayor and City Council of the City of Sandy Springs find that from time to time it is necessary to amend sections of the Zoning Ordinance to correct, clarify, and update the provisions of the Ordinance; and

WHEREAS, Article 33, *Signs*, of the Zoning Ordinance outlines provisions for the permitting of signage displayed by individuals and businesses within the City; and

WHEREAS, the wall signage displayed by tenants within shopping centers are often affected by the renovation of the exterior of the buildings occupied; and

WHEREAS, the existing sign ordinance does not provide for the ability of shopping center owners to renovate the exterior of the buildings and maintain the existing wall signage displayed by each tenant; and

WHEREAS, the Mayor and City Council of the City of Sandy Springs have determined that Article 33, *Signs*, of the Zoning Ordinance should be revised to allow for provisions of the reinstallation of wall signage removed during the renovation of shopping centers:

NOW, THEREFORE, to accomplish the foregoing, the Mayor and City Council of the City of Sandy Springs, Georgia, pursuant to their authority, do hereby adopt the following Ordinance:

1.

Article XXXIII, *Signs*, Section 27, *Severability*, of the City of Sandy Springs Zoning Ordinance, shall be amended to be Section 28 and a new Section 27 entitled *Reinstallation of Existing Signs* is inserted to read as follows:

SECTION 27: REINSTALLATION OF EXISTING WALL SIGNS.

Any existing wall sign removed as a part of a renovation project for a shopping center (defined as containing four or more tenants) shall be permitted to be reinstalled, subject to the following standards:

1. The shopping center owner shall obtain the appropriate building and development permits prior to the commencement of the renovation project in accordance with all City standards and regulations.
2. The shopping center owner shall provide to the City photographs detailing the dimensions of the existing wall signs prior to removal.
3. Reinstallation shall only be allowed for wall signs with a valid existing sign permit.
4. Reinstallation shall only be allowed for wall signs with square footages not exceeding seven percent (7%) of the applicable wall area.
5. No alteration of any kind shall be made to the wall signs proposed for reinstallation.

6. During construction, each tenant shall be allowed to display a banner with the business name. The banner size shall be no greater than thirty-two (32) square feet. Tenants shall be required to obtain a temporary sign permit for the banner.

7. The banner shall be permitted with the commencement of construction and removed with the issuance of a Certificate of Occupancy or reinstallation of the removed wall sign, whichever occurs first.

8. Any wall sign removed without prior identification from the City as a legal existing wall sign will be subject to all of the sign standards established in this Article.

SECTION 28: SEVERABILITY.

Should any article, section, clause, or provision of this Article be declared by a court of competent jurisdiction to be invalid, such action shall not affect the validity of the ordinance as a whole or any part hereof other than the part so declared to be invalid, it being the intent of the City Council of the City that each article, section, clause, and provision hereof be severable.

2.

All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.

3.

Severability. Should any court of competent jurisdiction declare any section of this Ordinance invalid or unconstitutional, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof, which is not specifically declared to be invalid or unconstitutional.

4.

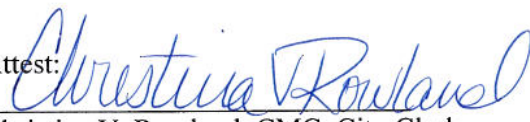
Repeal of Conflicting Provisions. It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Sandy Springs, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

5.

This Ordinance is effective November 20, 2007; and

ORDAINED this the 20th day of November, 2007.

Attest:


Christina V. Rowland, CMC, City Clerk
(Seal)

Approved:


Eva Galambos, Mayor

